

Prepared by ~~xxxxxx~~ ~~xxxxxx~~:  
Realty Title & Escrow  
6397 Goodman Rd, Suite 112  
Olive Branch, MS 38654  
(662)893-8077  
File No. 05080178

6/13/05 11:26:21  
BK 502 PG 15  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

RETURN TO:

J. TERRY PITTS  
60 Germantown Court, Suite 101  
Cordova, TN 38018  
(901) 756-4063

## WARRANTY DEED

**James Ralph Wagner and Neva Nan M. Wagner**

- Grantor(s)

**Dallas Hensley and Sandra Dickson**, joint tenants with the  
right of survivorship

- Grantee(s)

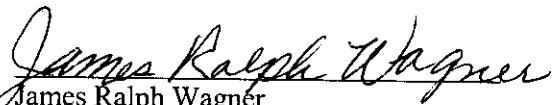
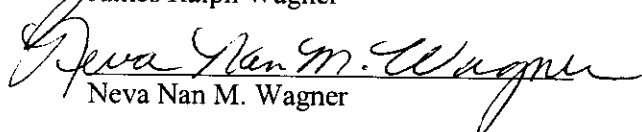
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, James Ralph Wagner and Neva Nan M. Wagner do hereby sell, convey and warrant unto Dallas Hensley and Sandra Dickson, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 4, Nell Owen Subdivision, situated in Section 31, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 4, Page 11 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

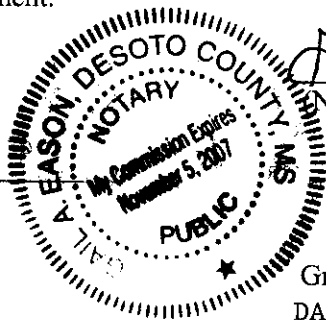
WITNESS our signature this 7th day of June, 2005.

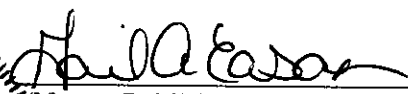
  
James Ralph Wagner  
  
Neva Nan M. Wagner

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of JUNE, 2005, within my jurisdiction, the within named James Ralph Wagner and Neva Nan M. Wagner, who acknowledged that they executed the above and foregoing instrument.

My commission expires:



  
(Notary Public)

Grantors' Address:

7617 DANNY DRIVE  
OLIVE BRANCH, MS 38654  
H-662-895-5310  
Phone # W-N/A

Grantees' Address:

DALLAS HENSLEY & SANDRA DICKSON  
6815 Whipporwill Road  
Olive Branch, MS 38654  
H - (870) 735-3160  
Phone # W - (901) 775-8885

FAT#819009

*and  
Pitts*